

**SNAPSHOT of HOME Program Performance--As of 03/31/11**  
**Local Participating Jurisdictions with Rental Production Activities**



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping\*:

PJ Since (FY):

| Category   | PJ       | State Average | State Rank | Nat'l Average    | Nat'l Ranking (Percentile):** |         |         |
|--|----------|---------------|------------|------------------|-------------------------------|---------|---------|
|  |          |               |            |                  | Group                         | B       | Overall |
| Program Progress:  |          |               |            | PJs in State: 93 |                               |         |         |
| % of Funds Committed   | 100.00 % | 96.62 %       | 1          | 97.21 %          | 100                           | 100     |         |
| % of Funds Disbursed   | 94.18 %  | 89.62 %       | 21         | 90.53 %          | 65                            | 65      |         |
| Leveraging Ratio for Rental Activities                           | 9.85     | 5.82          | 1          | 4.97             | 100                           | 100     |         |
| % of Completed Rental Disbursements to All Rental Commitments*** | 100.00 % | 81.70 %       | 1          | 85.01 %          | 100                           | 100     |         |
| % of Completed CHDO Disbursements to All CHDO Reservations***    | 100.00 % | 73.78 %       | 1          | 73.71 %          | 100                           | 99      |         |
| Low-Income Benefit:  |          |               |            |                  |                               |         |         |
| % of 0-50% AMI Renters to All Renters                            | 89.32 %  | 82.03 %       | 28         | 81.48 %          | 71                            | 67      |         |
| % of 0-30% AMI Renters to All Renters***                         | 35.90 %  | 41.00 %       | 56         | 45.54 %          | 30                            | 0       |         |
| Lease-Up:  |          |               |            |                  |                               |         |         |
| % of Occupied Rental Units to All Completed Rental Units***      | 99.57 %  | 96.50 %       | 31         | 96.14 %          | 56                            | 53      |         |
| Overall Ranking:   |          |               | In State:  | 5 / 93           | Nationally:                   | 88      |         |
| HOME Cost Per Unit and Number of Completed Units:                |          |               |            |                  |                               |         |         |
| Rental Unit  | \$36,923 | \$37,964      |            | \$28,248         | 234 Units                     | 64.50 % |         |
| Homebuyer Unit   | \$26,289 | \$21,889      |            | \$15,487         | 23 Units                      | 6.30 %  |         |
| Homeowner-Rehab Unit   | \$8,345  | \$27,610      |            | \$0              | 72 Units                      | 19.80 % |         |
| TBRA Unit  | \$17,371 | \$2,651       |            | \$3,211          | 34 Units                      | 9.40 %  |         |

\* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (287 PJs)

\*\* - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

\*\*\*- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

## Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chula Vista CA

**Total Development Costs:**  
(average reported cost per unit in  
HOME-assisted projects)

|                    | Rental    | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| <b>PJ:</b>         | \$169,149 | \$291,455 | \$8,345   |
| <b>State:*</b>     | \$143,646 | \$117,519 | \$29,047  |
| <b>National:**</b> | \$101,183 | \$78,322  | \$24,013  |

**CHDO Operating Expenses:**  
(% of allocation)

**PJ:** 1.4 %  
**National Avg:** 1.2 %

**R.S. Means Cost Index:** 1.04

|  | Rental<br>%  | Homebuyer<br>%   | Homeowner<br>%   | TBRA<br>%  |
|--|--|--|--|--|
| <b>RACE:</b>                             |  |  |  |  |
| White:                                   | <span style="border: 1px solid black; padding: 2px;">18.4</span> | <span style="border: 1px solid black; padding: 2px;">13.0</span> | <span style="border: 1px solid black; padding: 2px;">66.7</span> | <span style="border: 1px solid black; padding: 2px;">56.3</span> |
| Black/African American:                  | <span style="border: 1px solid black; padding: 2px;">8.5</span>  | <span style="border: 1px solid black; padding: 2px;">4.3</span>  | <span style="border: 1px solid black; padding: 2px;">2.8</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian:                                   | <span style="border: 1px solid black; padding: 2px;">3.8</span>  | <span style="border: 1px solid black; padding: 2px;">17.4</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native:           | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Native Hawaiian/Pacific Islander:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and White: | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian and White:                         | <span style="border: 1px solid black; padding: 2px;">1.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Black/African American and White:        | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| American Indian/Alaska Native and Black: | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Other Multi Racial:                      | <span style="border: 1px solid black; padding: 2px;">0.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Asian/Pacific Islander:                  | <span style="border: 1px solid black; padding: 2px;">2.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |

### ETHNICITY:

|          |  |  |  |  |
|----------|--|--|--|--|
| Hispanic | <span style="border: 1px solid black; padding: 2px;">63.2</span> | <span style="border: 1px solid black; padding: 2px;">65.2</span> | <span style="border: 1px solid black; padding: 2px;">30.6</span> | <span style="border: 1px solid black; padding: 2px;">43.8</span> |
|----------|--|--|--|--|

### HOUSEHOLD SIZE:

|                    |  |  |  |  |
|--------------------|--|--|--|--|
| 1 Person:          | <span style="border: 1px solid black; padding: 2px;">24.8</span> | <span style="border: 1px solid black; padding: 2px;">17.4</span> | <span style="border: 1px solid black; padding: 2px;">36.1</span> | <span style="border: 1px solid black; padding: 2px;">75.0</span> |
| 2 Persons:         | <span style="border: 1px solid black; padding: 2px;">20.1</span> | <span style="border: 1px solid black; padding: 2px;">26.1</span> | <span style="border: 1px solid black; padding: 2px;">45.8</span> | <span style="border: 1px solid black; padding: 2px;">18.8</span> |
| 3 Persons:         | <span style="border: 1px solid black; padding: 2px;">21.4</span> | <span style="border: 1px solid black; padding: 2px;">21.7</span> | <span style="border: 1px solid black; padding: 2px;">8.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| 4 Persons:         | <span style="border: 1px solid black; padding: 2px;">18.8</span> | <span style="border: 1px solid black; padding: 2px;">21.7</span> | <span style="border: 1px solid black; padding: 2px;">8.3</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| 5 Persons:         | <span style="border: 1px solid black; padding: 2px;">11.5</span> | <span style="border: 1px solid black; padding: 2px;">13.0</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">6.3</span>  |
| 6 Persons:         | <span style="border: 1px solid black; padding: 2px;">2.6</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">1.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| 7 Persons:         | <span style="border: 1px solid black; padding: 2px;">0.9</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| 8 or more Persons: | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |

### HOUSEHOLD TYPE:

|                        |  |  |  |  |
|------------------------|--|--|--|--|
| Single/Non-Elderly:    | <span style="border: 1px solid black; padding: 2px;">25.2</span> | <span style="border: 1px solid black; padding: 2px;">43.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">18.8</span> |
| Elderly:               | <span style="border: 1px solid black; padding: 2px;">17.9</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">84.7</span> | <span style="border: 1px solid black; padding: 2px;">68.8</span> |
| Related/Single Parent: | <span style="border: 1px solid black; padding: 2px;">43.2</span> | <span style="border: 1px solid black; padding: 2px;">8.7</span>  | <span style="border: 1px solid black; padding: 2px;">1.4</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |
| Related/Two Parent:    | <span style="border: 1px solid black; padding: 2px;">8.5</span>  | <span style="border: 1px solid black; padding: 2px;">43.5</span> | <span style="border: 1px solid black; padding: 2px;">0.0</span>  | <span style="border: 1px solid black; padding: 2px;">6.3</span>  |
| Other:                 | <span style="border: 1px solid black; padding: 2px;">5.1</span>  | <span style="border: 1px solid black; padding: 2px;">4.3</span>  | <span style="border: 1px solid black; padding: 2px;">13.9</span> | <span style="border: 1px solid black; padding: 2px;">6.3</span>  |

### SUPPLEMENTAL RENTAL ASSISTANCE:

|                |  |  |
|----------------|--|--|
| Section 8:     | <span style="border: 1px solid black; padding: 2px;">7.7</span>  | <span style="border: 1px solid black; padding: 2px;">0.0</span> <sup>#</sup> |
| HOME TBRA:     | <span style="border: 1px solid black; padding: 2px;">0.0</span>  |  |
| Other:         | <span style="border: 1px solid black; padding: 2px;">30.3</span> |  |
| No Assistance: | <span style="border: 1px solid black; padding: 2px;">62.0</span> |  |

**# of Section 504 Compliant Units / Completed Units Since 2001** 97

\* The State average includes all local and the State PJs within that state

\*\* The National average includes all local and State PJs, and Insular Areas

# Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —  
**SNAPSHOT WORKSHEET - RED FLAG INDICATORS**  
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chula Vista State: CA Group Rank: 88  
 (Percentile)  
 State Rank: 5 / 93 PJs Overall Rank: 0  
 (Percentile)  
 Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR                              | DESCRIPTION   | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|------------|----------|
| 4                                   | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 79.77%   | 100        |          |
| 5                                   | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS    | < 57.73%   | 100        |          |
| 6                                   | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME                  | < 70%**    | 89.32      |          |
| 8                                   | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS                | < 92.23%   | 99.57      |          |
| "ALLOCATION-YEARS" NOT DISBURSED*** |   | > 2.200    | 0.9        |          |

\* This Threshold indicates approximately the lowest 20% of the PJs

\*\* This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

\*\*\* Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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